

VERY BULL WEEK IN REAL ESTATE CIRCLES

What Transactions There
Were Emphasize Growth
of Home Sections.

VALUES IN DISTRICT
STEADILY INCREASING

High Valuation Placed Upon
Downtown Property by Experts
Creates Big Surprise.

The week in the local realty field has been generally uninteresting, but nevertheless marked by considerable activity in deals of moderate size.

The developments of the past few days have served to emphasize anew the extraordinary opportunities which have been seized here in the past, and which are now beginning to bear fruit.

There has been sufficient home buying to indicate, as far as may be done in one week, a continuation of the remarkable outward growth of the residential sections of the District. To this have been added many inquiries, which brokers say indicate that the investment buying will continue to be a substantial part of the real estate business done in Washington.

One of the developments of the week was the establishing of the fact that land values in the District are increasing. This has been asserted by realty experts for months, but in especially one case it has become a court record. It developed in the District Supreme Court, where testimony was being taken regarding the value of certain real estate on the south side of Massachusetts avenue, between North Capitol street and New Jersey avenue, which is to be condemned by the Government to widen G street.

Experts Testify.

The point is made here that several realty experts testified that the ground to be condemned and other land in the neighborhood had greatly increased in value since the Union Station was constructed and various other improvements made in that section of the city. The property had become available for business purposes, whereas formerly it was almost without value in that respect. What is true in that neighborhood is also true of other parts of the District. Among the experts who testified were Harold E. Doyle, Frank A. Jones, Lawrence O. Mallory, W. K. Ellis, George C. Brown, William B. Turpin, and C. B. Caywood.

At about the same time somewhat of a surprise was created by the development of the fact that the Government will be obliged to pay much more than was expected for the five squares bounded by Fourteenth street, the Mall, Fifteenth street, and Pennsylvania avenue. In the course of the hearings being conducted by the commission appointed to appraise the value of the properties, expert testimony was given that it will cost the Government more than \$1,000,000 to purchase square 230 alone. This is the most distant from Pennsylvania avenue of the five squares within the boundaries named. The value of the square was placed at an average of \$7.25 per square foot, and ran as high as \$10 in some instances. The Government had expected for the five squares was only \$250,000, and as one of them fronts along the Avenue, the indications are that Congress must eventually make a much larger sum available if the land is to be acquired.

Big Office Building.

More of a private enterprise was that which contemplates the construction of a ten-story or twelve-story office building in which the Southern Commercial Congress will have its headquarters. It is stated that \$1,000,000 or more will be spent on the building and site, the money to be raised by subscriptions among the business men of the South. The Congress has been permanently organized, and as its chief aim is the promotion of all that pertains to the commercial and industrial advantages of the South, the promoters have decided that an effort to establish a permanent home in Washington, where the advantages offered in the South may be kept constantly before the public, is the most promising move they can make. It is understood that the building will be constructed in a central part of the city. The plan is of general interest, therefore, as involving the purchase of extensive property and whatever details are usually involved in such a deal.

PLAN TO BUILD BIG INSTITUTION CHURCH

Money Offered by H. O. Ingram,
of Wisconsin, in Memory
of His Son.

Reports on plans for an institutional church to be known as Ingram Memorial, and to be erected on Capitol Hill, will be discussed at a mass meeting Monday evening at First Congregational Church, Tenth and G streets.

The movement is the result of an offer made in November 1907, by H. O. Ingram, of Eau Claire, Wis., to give \$50,000 to help build a church on Capitol Hill, to the memory of his son, providing that the Church Building Society co-operate and that the building be dedicated free from debt.

The church will include, in addition to the auditorium and Sunday school rooms, swimming pool, shower baths, a gymnasium, bowling alley, and lecture rooms.

An appeal will be made to the public to buy the lot by means of the subscriptions of \$250, representing the cost of one square foot.

In accordance with the terms of the request, the Rev. Dr. J. W. Fritzel will be the pastor. Alonzo W. Shunk is chairman of the board of trustees and C. E. Thatcher chair of the church building committee. The executive committee is composed of A. M. Lohrop, chairman; J. B. MacLachlen, treasurer; John B. Sloman, Jr., secretary; Daniel Fraser, H. A. Thrift, Fred L. Fishback, and Norman M. Little.

BUILDING PERMITS.

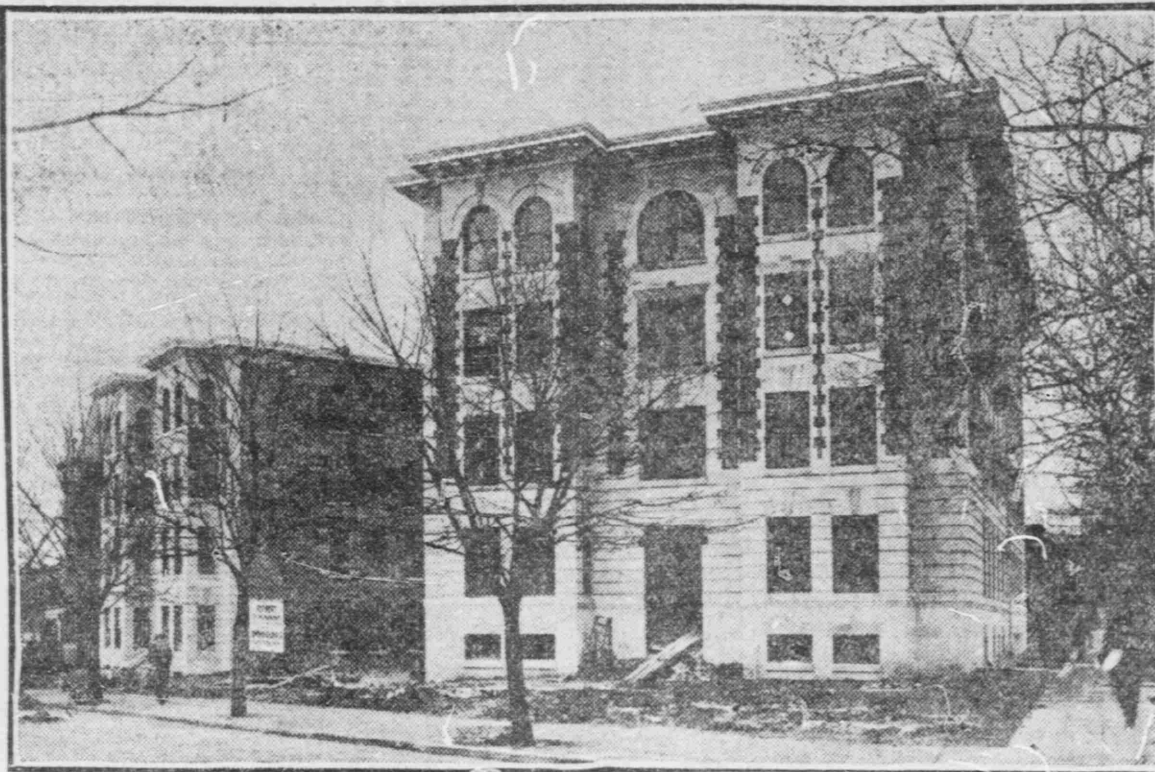
The following building permits were issued today:

To Fred A. Norway, for one two-story brick dwelling at 658 F street northeast; architect, M. G. Lepley; builder, M. Gottwell; estimated cost, \$2,000.

To F. A. Norway, for four two-story brick dwellings at 692, 694, 696, and 698 Seventh street northeast; architect, M. G. Lepley; builder, M. Gottwell; estimated cost, \$10,000.

To F. J. Barrett to repair one four-story brick building at 1225 Fourteenth street northwest; architect, N. R. Grimm; contractor, T. L. Lewis; estimated cost, \$7,000.

NEW APARTMENTS BUILT BY HARRY WARDMAN



MANY APARTMENT HOUSES GOING UP

Vicinity of Mt. Pleasant
Rapidly Becoming Choice
Residential District.

Building activities north of U street, along toward Mt. Pleasant, are rapidly making that part of the northwest section one of the most attractive residential parts of the city. On Columbia have many new apartment houses been built, and neighboring streets are also dotted with fine buildings of that character. The locality, in fact, is becoming notable for the number of apartment houses.

Two new apartment houses on Eighteenth street have nearly been finished by Harry Wardman, builder, from plans drawn by A. H. Beers, architect. One of these is at the corner of Florida avenue, and the other is on the adjoining lot to the south. They are handsome buildings, and add materially to the appearance of the neighborhood. They are only two of perhaps a score of new apartment houses which Mr. Wardman has under way, however, not to mention the large number of private residences which he is constructing. A feature of the building of the Eighteenth street apartment houses has been the rapidity with which the work has been pushed.

The construction of more and more apartment houses near the Mt. Pleasant section, where so many already exist, is regarded as conclusive evidence as to who investors forecast real estate activities. They foresee not only a growth of the residential sections, but an increase in population. To provide for and profit by the latter, rows of new houses are being built.

Less than a block north of the Wardman apartment houses just mentioned is the Fulton, a large house which was finished about a month ago. This adjoins another, and it is reported that still others are to be erected next spring.

GOOD REALTY SALES MADE BY BROKERS

Euclid Street Apartment House
Among the Properties
Transferred.

The following sales were reported by William Gibbs & Daniel:

Two-story apartment house numbered 1711 Euclid street northwest, just south of Columbia road, sold for Mrs. Ida D. Baldus. The building has ten rooms and two baths, and is heated by furnace. The purchaser will retain the property as an investment.

Three-story brick residence at 1721 Riggs street northwest, between New Hampshire avenue and Eighteenth street, sold for Mrs. Evelyn F. Marshall. The house has a bay window frontage of red pressed brick, with brownstone trimmings. It has eleven rooms and two baths, and is heated by steam. It occupies a lot which has a frontage of twenty feet and depth of ninety-eight feet, with a forty-foot alley in the rear. The purchaser is Mrs. Ida D. Baldus, who will occupy the premises as her home.

Business building at 104 Florida avenue, on the south side of that thoroughfare, just west of First street northwest, sold for William G. Carter. The building is constructed of Roman pressed brick. The property was purchased by a local capitalist, who will hold it as an investment. It is understood that the price paid was \$3,800.

If You Own a Vacant HOUSE---STORE or APARTMENT

There are absolutely no reasons why it should not be rented and placed upon a permanent paying basis.

Our way of renting properties and handling this class of business is different and more practical than that of others.

REMEMBER there are no dull seasons in the RENTING BUSINESS.

Let us give you our reasons why, and how it can be done.

Call or address

The Harrison Realty Co.,
Incorporated
Phone M. 3862, 621 13th St. N. W.

BUILDING ACTIVITY SHOWS LARGE GAINS

Operations All Over the Country During Month of October Show Decided Gains Almost Without an Exception.

Building operations throughout the country for the month of November are far beyond what the most hopeful could possibly have anticipated. They are far in excess of the figures for the corresponding month of a year ago.

In November, permits to build were taken out in thirty-seven of the largest cities for the construction of 8,539 buildings, involving a total estimated cost of \$4,555,217, as compared with 2,394 buildings aggregating in cost \$2,615,982, for the corresponding month of 1907, an

increase of 2,655 buildings and \$1,939,235, equivalent to 71 per cent.

Nothing like this remarkable increase has taken place in any corresponding period in the last five years, and it illustrates to a high degree, the force and recuperative possibilities, as well as the enterprise, of the people of this country. The figures in detail, as officially reported to the Construction News, showing first the buildings and cost for November, 1908, then for November, 1907, and the gain or loss for November, of this year, are as follows:

Town.	No. Bldgs.	Est. Cost.	No. Bldgs.	Est. Cost.	Gain. Loss.
New York, including Manhattan and Bronx.....	328	\$10,664,605	158	\$4,494,045	135 ..
Chicago.....	318	10,897,859	486	2,206,150	294 ..
Brooklyn.....	305	4,889,608	405	2,312,125	111 ..
San Francisco.....	491	2,522,177	..	2,219,157	14 ..
Philadelphia.....	411	2,316,530	701	4,763,025	114 ..
St. Louis.....	514	1,266,511	453	786,196	73 ..
Milwaukee.....	254	1,321,229	211	1,112,477	..
Detroit.....	289	1,045,100	288	1,408,39	.. 25
Cincinnati.....	192	825,255	167	538,298	74 ..
St. Paul.....	189	910,135	201	851,566	33 ..
Cleveland.....	403	889,624	473	870,315	3 ..
Kansas City.....	238	632,655	248	591,290	7 ..
Birmingham.....	39	701,181	74	145,461	219 ..
Newark, N. J.....	187	256,632	148	699,596	.. 16
Denver.....	246	548,200	181	346,355	59 ..
Baltimore.....	261	556,965	291	354,945	54 ..
Omaha.....	198	172,899	108	83,765	19 ..
Rochester.....	163	417,108	137	244,290	21 ..
Tacoma.....	166	296,150	139	150,219	97 ..
Atlanta.....	286	278,567	208	167,288	78 ..
Indianapolis.....	235	270,557	114	123,415	65 ..
New Orleans.....	..	290,123	..	151,741	72 ..
Dallas.....	190	222,656	80	128,624	72 ..
Louisville.....	190	217,454	92	124,453	292 ..
Columbus.....	115	204,615	79	137,659	49 ..
Paterson, N. J.....	42	150,890	..	95,747	56 ..
Cedar Rapids.....	59	178,109	15	115,009	54 ..
St. Joseph.....	108	125,899	..	37,289	294 ..
Grand Rapids.....	11	167,239	66	138,387	19 ..
Memphis.....	186	128,943	163	211,704	.. 68
Noble.....	38	113,591	34	36,461	272 ..
Lincoln, Neb.....	46	88,175	8	64,159	37 ..
Bayonet.....	17	74,094	9	14,900	298 ..
Pueblo, Col.....	18	68,381	15	10,700	219 ..
Des Moines.....	14	60,425	22	30,825	191 ..
Stockton, Cal.....	33	42,350	21	30,709	28 ..
Terre Haute.....	29	24,495	34	33,896	28 ..
Totals.....	8,539	\$4,555,217	5,904	\$2,615,982	97 ..

A glance at the gain and loss columns must certainly attract and hold the attention of every one who is interested in building construction and all that is involved therein as to property transfers, and the like. Out of the thirty-seven cities it will be seen that thirty-four show gains of from 3 per cent to as high as 619 per cent, whereas there were losses in only four cities, and in points as remote from each other as possible.

A significant feature of the statement

is the recovery in the large cities, Chicago leading in its particular class with a gain of 294 per cent. New York city, including Manhattan and the Bronx, had 25 per cent. Philadelphia with 114, Brooklyn 111, St. Louis 72, Louisville 292, while the percentage of gains in the other cities is of a highly satisfactory character. The decreases include the figures of Memphis, 68 per cent; Detroit, 25; Atlanta, 25; and Newark, N. J., 16 per cent.

FIVE NEW HOUSES.

F. A. Norway has awarded a contract to M. L. Gotwals, 40 U street northwest, for the erection of five dwellings at Seventh and F streets northeast. They will be of two stories each, and will be constructed of red pressed brick. Four of the houses will have a frontage of twenty-one feet each. Wrought iron railings will be used on the porches. The roofs will be of tile. The plans were drawn by Matthew G. Lepley.

DR. SILSBY BURIED TODAY.

Funeral services for Dr. Howard W. Silsby, who committed suicide in a downtown hotel Thursday, were held at the Gawler undertaking establishment this afternoon. The Rev. S. H. Greene, of Calvary Baptist Church, conducted the services. Interment was made in Glenwood Cemetery. The pall-bearers were Malcolm C. Gibbs, Howard Moran, Fred Beall, George H. MacDonald, Dr. George Henderson and A. B. Slaymaker.

New Homes for Sale COLUMBIA HEIGHTS



New colonial homes, 6 large rooms and bath, 20 feet front, concrete cellars, furnace heat, floors planed and oiled. Best window shades. A rare chance to secure an up-to-date home in this very desirable section.

PRICE

\$3,675

Open Sundays and Evenings
Drop postal or call for particulars.

H. R. HOWENSTEIN CO.
1314 F Street N. W.

MANY NEW HOMES NEAR CHEVY CHASE

Section Along Connecticut
Avenue Extension Rapidly
Building Up.

All the way along the extension of Connecticut avenue, from the end of the new concrete bridge to the boundary line between Chevy Chase, D. C., and Chevy Chase, Md., vacant tracts of land are being transferred into sections on which rows of houses have already been built or for which residences are now being planned. At frequent intervals persons have built their homes, and altogether a vast change has been effected in the miniature wilderness which existed in that locality a few years ago.

Just north of the Connecticut avenue bridge is a group of some of the finest houses in the section between the bridge and Chevy Chase, but many substantial and comfortable homes are to be seen along the avenue, and also on the new streets running therefrom, all the way to the boundary line.

Real estate operators have created their own subdivisions at intervals, giving to each some distinctive name. There is much vacant space remaining, however, but the signs of the times as given by the improvements already effected is that in a few years more there will be a small-sized city in the section mentioned.

In the construction of their homes, individual owners have seemed to endeavor to depart from the lines laid down by the builders of entire residential sections. Prices and styles have varied according to the means and whims of the builders. The accompanying illustration affords a good example of a comfortable, cozy, yet handsome and distinctly suburban home.

The house was built for A. P. Steward, of the Treasury Department, from plans drawn by Schneider & Hales, architects, of this city. It is situated at the corner of Connecticut avenue and Oliver street, Chevy Chase, and is so designed as to make it two stories and attic appear as three stories. The exterior is of pebble dash to the second floor level, and above that is of shingle. The design is colonial style. The house is larger than it would appear from the illustration, containing four bedrooms.

The living room is finished in hardwood, with beamed ceiling, and with wainscoting six feet high. The dining room, also, has beamed ceiling, with wainscoting six feet high. It has white trimmings and mahogany doors. The stairway and the entrance hall are trimmed in white and mahogany. One of the many attractive features of the house is that there are French windows opening from the living room to the porch. There are three brick mantels in the house. It is heated by the hot water system.

KING SELLS LAST OF HIS NEW HOUSES

Building Not Yet Completed—Purchaser Plans for Speedy Possession.

Charles W. King, Jr., has sold through his agents, Stone & Fairfax, the last of his new houses on Monroe street, Mt. Pleasant. The one just sold is numbered 1484 Monroe street.

The house, which is not completed, will have two stories and cellar, with seven rooms and tiled bath. It will be heated by hot water. The house is finished throughout in hardwood, and the decorations and mantels lend attractiveness to the interior.

The property has a frontage of 17 feet, with depth of 130 feet. The purchaser will take possession when the house is finished.

BLAMES JANITORS FOR BROKEN PANES

That nearly every week between Friday night and Monday morning, one or two windows in the Eastern High School are broken, is the complaint made to the Commissioners by the Board of Education, Capt. W. H. Mathews, of the Fifth precinct, to whom the complaint was referred, says that janitors in charge of this building whose duty it is to protect the property, "yet when a glass is broken, to shift the responsibility, they put the blame upon the police, and want them to perform a duty for which the janitors are responsible."

"These janitors claim they are not at the buildings on Saturday and Sunday," says Captain Mathews, "but there is no reason why they could not be there at times if they take a real interest in protecting this property."

A. F. FOX COMPANY Established 1876 FOR RENT Attractive Bay-window Dwellings Centrally Located.

No. 1335 Q St. N. W.
10 rooms and bath; in excellent condition. Good front and back yards to alley. Stable in rear. Can rent to reliable tenant for \$40.50.

No. 1117 17th St. N. W.
10 rooms and bath. Just off Connecticut avenue; accessible to all sections of the city. \$40.50.

No. 1533 T St. N. W.
10 rooms and bath; kitchen on first floor; front and back yards; stable in rear. \$42.50.

No. 1742 Kalorama Road.
10 rooms and bath; new modern throughout; steam heat. \$52.50.

No. 145 R. I. Ave. N. W.
10 rooms and bath; new modern throughout; steam heat. \$52.50.

No. 1201 4th St. N. W.
8 rooms and bath newly papered and painted. All rooms facing street. \$32.50.

"The Realty Corner"
14th St. at N. Y. Ave. N. W.

Call for particulars.

Call for particulars.

Call for particulars.

Call for particulars.

Call for particulars.

Call for particulars.

Call for particulars.

BEAUTIFUL SUBURBAN HOME



Residence of A. P. Steward, an example of suburban home type of houses being erected in Chevy Chase.

Realty Transfers in District

1445 Pennsylvania avenue southeast—George F. Ormsby to Annie V. Hurt, lot 23, square 1065, \$10.

Mt. Pleasant and Pleasant Plains—John Lester McLaughlin to Isabella Clements, lots 125 and 130, \$100.

Alley between P and Q, Thirty-third and Thirty-fourth streets northwest—John P. Mann et ux to H. A. Linger, Jr., lots 183 to 197, square 1254, \$10.

1641 Thirtieth street northwest—Zachary T. Eberbach et ux to John A. Stutz, lot 41, square 277, \$5,000.

Mt. Pleasant and Pleasant Plains—Charles W. King, Jr., et ux to John C. Ashton, lot 45, \$10.

Inglede-Lewis E. Breuninger et ux to David Rothschild, lot 74, block 17, \$10.

Queen's Chapel Road—William R. Frisbie et ux to John H. Soule, trustee, part of inclosure, \$10.

Meridian Hill—Theresa Thompson to William H. Walker, part lot 2, block 27, \$10.

Meridian Hill—Levin H. Campbell et ux to Thomas C. and Bettie K. Newton, lot 57, block 11, \$10.

1729 K street northwest—Samuel R. Jackson et al. to American Security and Trust Company, trustees, lot 15, square 163, \$250.

Dobbins Addition—Samuel B. Roane et ux to Oliver W. and Alma G. Fortis, lot 89, block 18, \$10.

726 Sixth street northwest—John G. Beligh to Jonas H. Michaels, part of original lot 24, square 64, \$10.

418 and 420 Tenth street northwest—Edward A. Macomber et ux to Henry S. Mott, original lot 36, square 345, \$10.

U street northwest, between Thirtieth and Fourteenth streets—George H. Corryell et ux to Emily G. W. Lippincott, lot 182, square 237, \$10.

1297 Fourth street southeast—Samuel E. Allen et ux to Isidore Pavarini, lot D, and part of original lot 23, square 801, \$10.

Sixth and B streets southeast—Percy Manger to John H. Ladd, lot C, square 842, \$10.

Inglede-Lewis E. Breuninger et ux to Perry West, lot 72, block 17, \$10.

Canal street southwest, between First and Second streets—Joseph E. Willard et ux, to Philip Smith, lots 5 to 9, square 378, \$10.

1335 L street northwest—May C. Jones to Allen Oliver, part original lot 6, square 140, \$20.

Saul's Addition—Joseph B. Bowling et ux to Edith W. and Isabella R. Moley, lot 5, square 223, \$10.

Second and Twenty-third streets—Jesse H. Wilson, Jr., et al., trustees, to William M. Carl, part lot 4, square 61, \$4,000.

Twelfth and M streets north—Henry A. Linger, Jr., et ux to John P. Mann, part lots 70 and 71, block 11, Trindad, \$10.

Eighth street northeast, between H and I—Anna B. Cumpston et vir, Edward H. to Basil Sellers, lots 27 and 28, square 889, \$10.

A Christmas Present That Means Something

Open Until 8 P. M. for Inspection
These houses were built under Mr. Evan H. Tucker's supervision, and they will stand inspection.

Nos. 624-626-628 K St. N. E.

Two entrances. South Front Porches. Houses are two story and concrete cellars. Contain 6 large rooms and tiled bath. Hot water heating plant.

They are two squares from the H Street car line, and will be but two squares from the Capital Traction line, running on Florida Avenue and 8th Street.

The price is..... \$4,250.00
Terms \$500 Cash (or more)..... 500.00

A trust now on at 3 per cent for 3 years of..... 3,750.00
Balance, payable monthly..... 2,000.00

You should secure one as the most suitable Christmas present you ever gave the wife and little ones; turn the contract over to her on Christmas morning after she has seen the house she wants.

The Harrison Realty Co.

621 13th Street N. W.

Phones M. 3862—N. 2874

An Answer to the Xmas Question

Have you thought that a lot for your home or for an investment would make a very suitable Xmas gift—one that your wife would appreciate—and one that you will be glad to have given?

This suggestion should appeal to you, and it will when you see the new subdivision.

Alta Heights

Near Chevy Chase

Washington's newest subdivision, fronting one mile on the highest class. Surroundings that will make this property treble in value within twelve months.

CHOICE LOTS NOW SELLING..... At \$100, \$150, \$200, \$250.

CHOICE VILLA SITES..... From \$500 to \$5,000.

Sold on Terms That Have Never Been Heard Of

These terms will not last long, and you had better investigate our special offer at once.